

# ARGYROULLA COURT

## TECHNICAL SPECIFICATIONS

### 1. FOUNDATIONS & CONCRETE STRUCTURE

Reinforced Concrete (based on Eurocodes design). High yield steel (B500C) reinforcement will be used, as per European standards. Ceilings will be of fair-face concrete.

### 2. WALLS

10cm & 25cm thick brick walls in accordance with the architectural plans. Three (3) coats of rendering will be applied on internal surface. Externally polystyrene 8 cm will be applied based on energy performance regulation for buildings.

### 3. WALLS & CEILING FINISHES

**Kitchen:** Surfaces between kitchen work-benches and wall cupboards will receive colored ceramic tiles 20 €/m<sup>2</sup>.

**Bathrooms & Toilets:** All surfaces will receive colored glazed ceramic tiles up to door height 20 €/m<sup>2</sup>. All other surfaces including the ceiling will be painted.

**Internal wall surfaces:** With the exception of above, all internal wall surfaces will receive three coats of emulsion paint.

**External wall surfaces:** All such surfaces will receive three coats of external paint.

**Ceiling finishes:** All ceiling surfaces will receive two coats of spatula and paint.

### 4. FLOOR FINISHES

- Bathrooms and toilets                      Ceramic tiles                      20 €/m<sup>2</sup>
- All other areas                      High Quality Ceramic tiles                      20 €/m<sup>2</sup>
- Verandas                      Ceramic tiles                      20 €/m<sup>2</sup>
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- Bedrooms/Laminated parquet or high Quality Ceramic 20 €/m<sup>2</sup>

#### Common Areas:

- Entrance    Marble €/m<sup>2</sup>
- Corridors    Marble €/m<sup>2</sup>
- Staircase    Marble €/m<sup>2</sup>
- Granostone in the Ground floor Parking Area                      €/m<sup>2</sup>

## **5. ELECTRICAL INSTALLATION & SPECIFICATION**

Electrical installation will be done in accordance with the electrical drawings and approved by E.A.C.

The following are included:

- Energy efficiency Class A
- Smart control system aligned for use with Smart TV, Smart equipment system - Music, Smart Ac – for the operation of electric blinds if fitted wifi-operated
- Intercom system for each unit.
- Provision for telephone installation & tel. extension in all bedrooms.
- Provision for the installation of T.V. and extension in all bedrooms.
- Superior Light Fittings will be fitted in all balconies and living areas
- Common antenna – Cypriot channels
- Fiber optic internet connection
- Provision for electrical car charge
- Photovoltaic System for common areas
- Gympson Board & Spot lights included above the kitchen units
- Electric Rolex Shutter blinds in all bedrooms
- Built in lights on the boundary wall

## **6. PLUMBING INSTALLATION & SPECIFICATION**

Plumbing and drainage installation will be done in accordance with the drawings. For cold and hot water supply as well as for the provision of central heating, the system “pipe in pipe” will be adopted. PVC pipes will be used for drainage installation. The central drain system shall be in accordance with the regulations of the Municipality. Hot water will be supplied by an individual solar energy system for each unit with an immersion heater as backup. Water pressure system included.

- RO Water Filter System
- Water softening system
- Water pressure system
- Hot water return pump that disperses hot water immediately
- Thermostat in all apartments to show hot water temperature
- Provision for dishwasher and washing machine
- Heated Towel Rails
- Under floor Heating in all bathrooms

## **7. SANITARY UNITS**

The sanitary units and fittings are indicated and are in accordance with the drawings. All sanitary fittings will be of high quality and all parts will comply with British Standards.

## **8. CARPENTRY/ALUMINIUM WORK/BALUSTRADES**

**Doors & Windows:** All external doors & windows (sliding or opening accordingly), Will be with aluminum with double glazing and colour in accordance with the architect's choice.

**Internal Doors:** Doors will be of compressed wood with a melamine finish and the frame of door will be of MDF with a melamine finish

**Entrance Door:** In aluminum according to architect's design.

**Bedroom cupboards:** All bedroom cupboards will be with compressed wood with a melamine finish.

**Kitchen units:** All kitchen units will be made of a compressed wood with a melamine finish and doors will be with compressed wood with a melamine finish with Granite or Corian kitchen counter-top. The sink will be single drainer stainless steel. Provision is made for built-in dish washer.

**Balustrades:** Staircase and veranda's balustrades will be fitted in accordance with the architect's choice.

## **9. PROVISION FOR AIR CONDITIONING**

Provision will be made with all the necessary electrical and mechanical piping and wiring ready to receive air conditioning "wall split units" in all bedrooms and living room area (air-conditioning is the client's responsibility).

## **10. MADE TO MEASURE MOSQUITTOS NETS INCLUDED**

## **11. ALLUMINIUM FENCE INCLUDING ACCESSORIES AND EQUIPMENT**

## **12. LANDSCAPE INCLUDING PLANTS, SOIL, GEOTEXTILE INCLUDING ACCESSORIES AND EQUIPMENT REQUIRED**